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October 28, 2025
22167 02

Ms. Jennifer Newton, Administrative Officer
Evesham Township Planning Board
984 Tuckerton Road
Marlton, NJ 08053

Re: *Aero Haven Solar, LLC (Phase 2)*
Amended Preliminary and Final Major Site Plan
450 Kettle Run Road
Block 63, Lot 1
Marlton, NJ 08053
Application #P25-16

Dear Ms. Newton:

Our office has reviewed the following documentation provided for completeness to the Township Submission Requirements:

1. Proposed Ground-Mounted Solar Array, 5 Sheets, prepared by T&M Associates, dated September 3, 2025, consisting of the following:
 - a. Title Sheet, CVR-1, Sheet 1 of 5.
 - b. General Notes & Legend, LEG-1, Sheet 2 of 5.
 - c. Existing Conditions Plan, ECP-1, Sheet 3 of 5.
 - d. Site Layout, Grading, Soil Erosion & Sediment Control Plan, STE-1, Sheet 4 of 5.
 - e. Construction Notes & Details, CSD-1, Sheet 5 of 5.
2. Plan of Topographic Survey, 1 Sheet, prepared by Stout & Caldwell Engineers, LLC, dated December 13, 2018.
3. Township of Evesham Land Development Application Form.
4. Correspondence, prepared by T&M Associates, dated September 4, 2025.
5. Correspondence, prepared by T&M Associates, dated October 10, 2025.
6. Resolution No. PB 19-11, memorialized October 17, 2019.
7. Resolution No. 2022-PB-01, memorialized March 17, 2022.

We note that the following submission waivers were requested by the Applicant. Our comments are *italicized*, as follows:

TABLE 1. SUBMISSION WAIVERS IDENTIFIED BY THE APPLICANT

Checklist Item #	Item Description
2	Provide an environmental assessment report. <ul style="list-style-type: none">• <i>We defer to the Planning Board Environmental Consultant.</i>
3	Provide an environmental impact report and a cultural resources survey. <ul style="list-style-type: none">• <i>We defer to the Planning Board Environmental Consultant.</i>
4	Provide a traffic impact study.

	<ul style="list-style-type: none"> <i>We have no objection to the granting of this waiver; however, the applicant shall provide testimony regarding the impact that the project will have on the adjacent roadway during the construction phase (i.e. frequency of trips for material delivery, truck types, construction equipment, etc.)</i>
5	<p>Provide a stormwater certification if the site is located on a county road.</p> <ul style="list-style-type: none"> <i>We have no objection to the granting of this waiver; not applicable.</i>
31	<p>Provide the gross floor area per building and floor area ratio.</p> <ul style="list-style-type: none"> <i>We have no objection to the granting of this waiver; not applicable.</i>
32	<p>Provide the square footage allocation of uses per building.</p> <ul style="list-style-type: none"> <i>We have no objection to the granting of this waiver; not applicable.</i>
33	<p>Provide the distance between buildings.</p> <ul style="list-style-type: none"> <i>We request that the Applicant provide a dimension on the plans showing the distance between rows of solar arrays.</i>
34	<p>Identify multiple buildings with letters or numbers.</p> <ul style="list-style-type: none"> <i>We have no objection to the granting of this waiver; not applicable.</i>
37	<p>Provide a parking plan, where applicable.</p> <ul style="list-style-type: none"> <i>We have no objection to the granting of this waiver; not applicable.</i>
38	<p>Provide the distances between parking areas and driveway(s) to nearest property line.</p> <ul style="list-style-type: none"> <i>We ask that the Applicant dimension the setback from the access drive to the property line(s).</i>
39	<p>Provide the number of stalls per row.</p> <ul style="list-style-type: none"> <i>We have no objection to the granting of this waiver; not applicable.</i>
40	<p>Provide a parking schedule showing the number of parking stalls required per use.</p> <ul style="list-style-type: none"> <i>We have no objection to the granting of this waiver; not applicable.</i>
41	<p>Provide the radii for all turning areas and designated design vehicles.</p> <ul style="list-style-type: none"> <i>We have no objection to the granting of this waiver.</i>
42	<p>Provide the location and dimensions of adjacent and opposite driveway and street intersections.</p> <ul style="list-style-type: none"> <i>We have no objection to the granting of this waiver; not applicable.</i>
43	<p>Provide the location of traffic control devices (signs, pavement markings, fire lanes, etc.)</p> <ul style="list-style-type: none"> <i>We have no objection to the granting of this waiver; not applicable.</i>
44	<p>Provide the location and dimensions of loading/unloading areas.</p> <ul style="list-style-type: none"> <i>We have no objection to the granting of this waiver.</i>
45	<p>Provide architectural elevations for all sides of the building.</p> <ul style="list-style-type: none"> <i>We have no objection to the granting of this waiver.</i>
48	<p>Provide any proposed easement or land reserved for or dedicated to public, utility or conservation use.</p> <ul style="list-style-type: none"> <i>We have no objection to the granting of this waiver; not applicable.</i>
58	<p>Recreation facilities plan and details, where applicable.</p> <ul style="list-style-type: none"> <i>We have no objection to the granting of this waiver; not applicable.</i>
66	<p>Proposed street names when new road(s) proposed.</p> <ul style="list-style-type: none"> <i>We have no objection to the granting of this waiver; not applicable.</i>
68	<p>Provide proposed vehicular and pedestrian circulation and utility infrastructure plans.</p> <ul style="list-style-type: none"> <i>We have no objection to the granting of this waiver; not applicable.</i>
69	<p>Where residential construction is contemplated, provide subsurface disposal testing.</p> <ul style="list-style-type: none"> <i>We have no objection to the granting of this waiver; not applicable.</i>
70	<p>Provide air quality study pursuant to §160-15B for any residential development of 100 or more units.</p> <ul style="list-style-type: none"> <i>We have no objection to the granting of this waiver; not applicable.</i>
72	<p>Provide finished spot elevations at all building corners and finished floor elevations of proposed buildings.</p> <ul style="list-style-type: none"> <i>We request spot elevations at the corner(s) of concrete pad(s) for the inverter and material storage area, if applicable.</i>
73	<p>Provide road and paving cross-sections (at 50-ft intervals) at profiles.</p> <ul style="list-style-type: none"> <i>We have no objection to the granting of this waiver; not applicable.</i>

74	Provide a landscape plan and details. <ul style="list-style-type: none"> <i>We have no objection to the granting of this waiver; not applicable.</i>
76	Provide a list of all plan material to be used. <ul style="list-style-type: none"> <i>We have no objection to the granting of this waiver; not applicable.</i>
77	Provide a lighting plan and details. <ul style="list-style-type: none"> <i>We have no objection to the granting of this waiver; not applicable.</i>
78	Provide site identification signage, traffic control signs, and directional signs. <ul style="list-style-type: none"> <i>We have no objection to the granting of this waiver; signage provided as a part of Phase 1.</i>
79	Provide the location of containers for solid waste and recyclables. <ul style="list-style-type: none"> <i>We have no objection to the granting of this waiver; not applicable.</i>
80	Provide the preliminary architectural plans and elevations. <ul style="list-style-type: none"> <i>We have no objection to the granting of this waiver; not applicable.</i>

At this time, our office finds that this application is **COMPLETE** for the Board's consideration of approval. The items noted in our *comments* above may be provided as a condition of approval, should the Board act favorably on this application.

Should you have any questions or require further information, please do not hesitate to contact our office.

Sincerely,



Rakesh R. Darji, PE, PP, CME, CFM
Planning Board Engineer

RRD/acd

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